

KNOW ALL MEN BY THESE PRESENTS, That CHRISTOPHER R. STEELE and SHARON L. STEELE, Trustees of the CHRIS AND SHARON STEELE 1986 IRREVOCABLE TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M & B CATTLE COMPANY, a California partnership, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

*AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 90.030 IN ALL ZONES

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,553,037.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of December, 19 93, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THE CHRIS & SHARON STEELE 1986 IRREVOCABLE TRUST

X by: Christopher R. Steele

CHRISTOPHER R. STEELE, Trustee

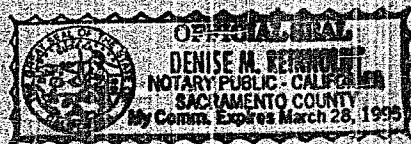
X by: Sharon L. Steele

SHARON L. STEELE, Trustee

STATE OF OREGON, CALIFORNIA)
County of Sacramento) ss.
December, 19 93

Personally appeared the above named CHRISTOPHER R. STEELE and SHARON L. STEELE, Trustees of the CHRIS AND SHARON STEELE 1986 IRREVOCABLE TRUST and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Denise M. Bennett
Notary Public for Oregon, CALIFORNIA
My commission expires:



STATE OF OREGON, County of ss.
The foregoing instrument was acknowledged before me this
19, by
president, and by
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

CHRIS & SHARON STEELE 1986 IRREVOCABLE TRUST

2868 PROSPECT PARK DRIVE, SUITE 300
RANCHO CORDOVA, CA 95670

GRANTOR'S NAME AND ADDRESS

M & B CATTLE COMPANY

P.O. Box 97
San Ramon, CA 94583

GRANTEE'S NAME AND ADDRESS

M & B CATTLE COMPANY

P.O. Box 97
San Ramon, CA 94583

NAME, ADDRESS, ZIP

Until a grantor is required all tax records will be sent to the following address:

M & B CATTLE COMPANY

P.O. Box 97
San Ramon, CA 94583

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/cert number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

EXHIBIT "A" **DESCRIPTION**

the Willamette Meridian, in the County of Klamath,

is of Section 23 and 24 lying Easterly of Highway No. 97, Klamath Straits as presently located and constructed.

FOLLOWING:

United States of America in Deed Volume M76 at page 100, Oregon. A strip or parcel of land in said Section 23, the Willamette Meridian, said County and State, and

Beginning at said Point of Beginning, the point being the most Westerly point of the hereinabove described Parcel 1: thence from said point of beginning North 89 degrees 02' West 142.2 feet; thence North 71 degree 43' West 1226.7 feet to a point in the Easterly right of way boundary of the U.S. Highway No. 97, said point being South 69 degrees 53' East 2942.6 feet from the Northwest corner of Section 23; thence along said right of way boundary North 18 degrees 17' East 150.0 feet; thence leaving said boundary South 72 degrees 06' East 900.1 feet; thence South 36 degrees 56' East 162.1 feet; thence South 68 degrees 03' East 330.0 feet to the point of beginning.

SECTION 25: All, EXCEPT the SE1/4 NW1/4

SECTION 26: All East of the Railroad, EXCEPTING THEREFROM A piece or parcel of land lying in a strip 100.0 feet in width immediately adjacent on the Southeasterly side of the original canal right of way of the Klamath Drainage District over and across the SE1/4 SW1/4 of Section 23, and the NE1/4 NW1/4 and the Fractional NW1/4 NW1/4 of Section 26, Township 40 South, Range 8 East of the Willamette Meridian, more or less, and more particularly described as follows: Beginning at the point in the line marking the Northerly boundary of the SE1/4 SW1/4 of Section 23, Township 40 South, Range 8 East of the Willamette Meridian, where a line parallel with and 310.0 feet distant at right angles Southeasterly from the centerline of the Southern Pacific Railroad as the same is now located and constructed intersects the same and from which point the Section corner common to Sections 22, 23, 26 and 27, Township 40 South, Range 8 East of the Willamette Meridian, bears South 54 degrees 37' West, 2308.1 feet distant and running thence South 16 degrees 57 1/2' West along a line parallel with and 310.0 feet distant at right angles Southeasterly from the said center line of the Southern Pacific Railroad and which said parallel line is the Southeasterly boundary of the right of way of the Klamath Drainage District's South Canal, 2593.5 feet, more or less, to a point in the Northerly boundary of the right of way of the said South Canal of the Klamath Drainage District, which is a line parallel with and 100.0 feet distant at right angles Northeasterly from the centerline of the said canal as the same is now located and running thence South 75 degrees 34 1/2' East along last mentioned boundary line 100.1 feet, more or less, to its intersection with a line which is parallel with and 410.0 feet distant at right angles Southeasterly from the said centerline of the Southern Pacific Railroad, and running thence North 16 degrees 57 1/2' East, along said last mentioned parallel line, 2620.0 feet, more or less, to its intersection with the Northerly boundary of the SE1/4 SW1/4 of Section 23, Township 40 South, Range 8 East of the Willamette Meridian; thence South 89 degrees 48 1/2' West, along last mentioned boundary line, 104.7 feet, more or less, to the said point of beginning.

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EXHIBIT "A" **LEGAL DESCRIPTION**

In Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SECTIONS 23 & 24: All those portions of Section 23 and 24 lying Easterly of Highway No. 97 and Southerly of the centerline of Klamath Straits as presently located and constructed.

SAVING AND EXCEPTING THE FOLLOWING:

The following property conveyed to United States of America in Deed Volume M76 at page 4718, Records of Klamath County, Oregon. A strip or parcel of land in said Section 23, Township 40 South, Range 8 East of the Willamette Meridian, said County and State, and described as follows:

Beginning at said Point "D", said point being the most Westerly point of the hereinabove described Parcel 1: thence from said point of beginning North 89 degrees 02' West 142.2 feet; thence North 71 degree 43' West 1226.7 feet to a point in the Easterly right of way boundary of the U.S. Highway No. 97, said point being South 69 degrees 53' East 2942.6 feet from the Northwest corner of Section 23; thence along said right of way boundary North 18 degrees 17' East 150.0 feet; thence leaving said boundary South 72 degrees 06' East 900.1 feet; thence South 36 degrees 56' East 162.1 feet; thence South 68 degrees 03' East 330.0 feet to the point of beginning.

SECTION 25: All, EXCEPT the SE1/4 NW1/4

SECTION 26: All East of the Railroad, EXCEPTING THEREFROM A piece or parcel of land lying in a strip 100.0 feet in width immediately adjacent on the Southeasterly side of the original canal right of way of the Klamath Drainage District over and across the SE1/4 SW1/4 of Section 23, and the NE1/4 NW1/4 and the Fractional NW1/4 NW1/4 of Section 26, Township 40 South, Range 8 East of the Willamette Meridian, more or less, and more particularly described as follows: Beginning at the point in the line marking the Northerly boundary of the SE1/4 SW1/4 of Section 23, Township 40 South, Range 8 East of the Willamette Meridian, where a line parallel with and 310.0 feet distant at right angles Southeasterly from the centerline of the Southern Pacific Railroad as the same is now located and constructed intersects the same and from which point the Section corner common to Sections 22, 23, 26 and 27, Township 40 South, Range 8 East of the Willamette Meridian, bears South 54 degrees 37' West, 2308.1 feet distant and running thence South 16 degrees 57 1/2' West along a line parallel with and 310.0 feet distant at right angles Southeasterly from the said center line of the Southern Pacific Railroad and which said parallel line is the Southeasterly boundary of the right of way of the Klamath Drainage District's South Canal, 2593.5 feet, more or less, to a point in the Northerly boundary of the right of way of the said South Canal of the Klamath Drainage District, which is a line parallel with and 100.0 feet distant at right angles Northeasterly from the centerline of the said canal as the same is now located and running thence South 75 degrees 34 1/2' East along last mentioned boundary line 100.1 feet, more or less, to its intersection with a line which is parallel with and 410.0 feet distant at right angles Southeasterly from the said centerline of the Southern Pacific Railroad, and running thence North 16 degrees 57 1/2' East, along said last mentioned parallel line, 2620.0 feet, more or less, to its intersection with the Northerly boundary of the SE1/4 SW1/4 of Section 23, Township 40 South, Range 8 East of the Willamette Meridian; thence South 89 degrees 48 1/2' West, along last mentioned boundary line, 104.7 feet, more or less, to the said point of beginning.

SECTION 27: That part of the SE1/4 SE1/4 lying East of the Easterly right of way line of the Klamath Falls-Dorris State Highway, U.S. Highway 97.

EXCEPTING THEREFROM that tract of land conveyed to Klamath County, Oregon by Deed Volume 174, page 121, Deed Records of Klamath County, Oregon, as follows:

A piece or parcel of land situated in the NW1/4 NW1/4; the S1/2 NW1/4; and the N1/2 SW1/4 of Section 26; and the NE1/4 SE1/4 of Section 27; all in Township 40 South, Range 8 East of the Willamette Meridian, more or less, situate in Klamath County, Oregon, and more particularly described as follows:

Beginning at the point of intersection of the Easterly boundary of the right of way of the Dalles-California Highway, as same is now located and constructed, with the Southerly boundary of the right of way of the Ady Canal of the Klamath Drainage District as now located and constructed, from which the Section corner common to Sections 22, 23, 26 and 27 of the above Township and Range bears North 36 degrees 30 1/2' West 1630.7 feet distant and running thence South 75 degrees 34 1/2' East along the said Southerly boundary of the right of way of the Ady Canal 652.3 feet; thence South 0 degrees 07' West 2479.2 feet, more or less, to a point in the Southerly boundary of the N1/2 SW1/4 of the said Section 26; thence leaving the boundary of the right of way of the said Ady Canal, South 89 degrees 50' West along the said Southerly boundaries of the N1/2 SW1/4 of the said Section 26, and the NE1/4 SE1/4 of the said Section 27, 2147.0 feet, more or less, to an intersection with the said Easterly boundary of the right of way of the Dalles-California Highway; thence North 32 degrees 21 1/2' East, following said right of way line, 2097.0 feet; thence following a 1 degree 38 1/2' circular curve to the left, 937.8 feet; thence North 16 degrees 57 1/2' East 23.5 feet, more or less, to the said point of beginning.

SECTION 33: The W1/2 SE1/4 SE1/4; **ALSO THAT PORTION** of the SW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, included within the land of the Southern Pacific Company described in Deed dated August 31, 1908, from H. F. Chapman, et al., to California Northeastern Railway Company, recorded January 1, 1909, in Deed Book 25 at page 399, and in Deed dated August 30, 1907 from H. F. Chapman, et al., to California Northeastern Railway Company, recorded October 3, 1907, in Deed Book 23 at page 205, as conveyed to Tulana Farms in Deed Volume M66 at page 5795, Records of Klamath County, Oregon.

SECTION 34: Lot 5, LESS the West 400 feet thereof. **ALSO** Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14.

SECTION 35: All

SECTION 36: All

In Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;

SECTION 3: ALL, **EXCEPTING FROM** Lot 1 that portion lying West of the Central Pacific Railroad right of way and **ALSO EXCEPTING THEREFROM** that portion lying Easterly of the centerline of the West Canal.

SECTION 4: The N1/2 NE1/4; the SE1/4 NE1/4, Lot 1 and that portion of the N1/2 of Section 4, Township 41 South, Range 8 East of the Willamette Meridian, included within the land of the Southern Pacific Company described in deed dated May 10, 1907, from F.H. Downing, et al., to California Northeastern Railway Company, recorded June 7, 1907, in Deed book 22, page 549 and in Deed dated December 19, 1907 from D.E. Gordon, et ux., to California Northeastern Railway Company, recorded January 30, 1908, in Deed Book 23, page 497, as conveyed to Tulana Farms by Deed Volume M66, at page 5794, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING a piece or parcel of land situate in Government Lot 1 of Section 3, in Government Lot 1 and the E1/2 NE1/4 of Section 4, all in Township 41 South, Range 8 East of the Willamette Meridian, County of Klamath, State of Oregon, and described as follows:

-continued-

Section 4 continued

That portion of said Lot 1 of Section 3 and said Lot 1 and said E1/2 NE1/4 Section 4 bounded Easterly by the Westerly line of Oregon State Highway U.S. 97, bounded Southerly by the Easterly prolongation of the Southerly line of the 0.701 acre parcel of land described as Parcel 2 in Deed dated December 26, 1963, from Winston H. Patterson, et ux., to Southern Pacific Company recorded December 27, 1963 in Volume 350 of Deeds, page 146, Records of said County (said prolongation being the Southerly line of Lot 1 of said Section 4 and bearing South 80 degrees 00' East), bounded Northerly by the Southwesterly line of the County Road leading from said Oregon State Highway U.S. 97 to Keno, Oregon, and bounded Westerly by the following described line: Beginning at the point of intersection of the East line of the W1/2 SE1/4 of said Section 4 with the Southerly line of Lot 2 of said Section 4, said point being the Southeasterly corner of said 0.701 acre parcel of land described as Parcel 2 in said deed and is distant South 17 degrees 55' 06" West 4267.65 feet from the Northeast corner of said Section 4; thence North along said East line, being also the West line of said Lot 1 of Section 4, a distance of 320.83 feet to a point; thence Northeasterly along a curve to the left having a radius of 5679.60 feet and central angle of 10 degrees 50' 35" (tangent to said curve at last mentioned point bears North 31 degrees 47' 35" East) an arc distance of 1074.85 feet; thence North 20 degrees 37' East 99.56 feet; thence North 20 degrees 27' East 2359.20 feet; thence North 22 degrees 08' 15" East 75.75 feet to a point; thence Northeasterly along a curve to the right having a radius of 3869.75 feet and central angle of 8 degrees 40' 19" (tangent to said curve at last mentioned point is last described course) an arc distance of 450.62 feet to a point in the North line of said Section 3, distant thereon North 89 degrees 29' 30" East 245.33 feet from the Northwest corner of said Section 3; thence continuing Northeasterly along the continuation of said curve to the right having a radius of 3869.75 feet, an arc distance of 111.65 feet to the Northerly terminus of the line being herein described.

AND EXCEPTING that portion of Government Lot 1 of Section 3, Township 41 South, Range 8 East of the Willamette Meridian, County of Klamath, State of Oregon, included within a strip of land 100.0 feet in width, lying contiguous to and easterly of the line particularly described in the above described Parcel 1.

AND EXCEPTING THEREFROM that portion thereof lying Southerly of the Northerly line of County Road leading from Oregon State Highway U.S. 97 to Keno, Oregon.

AND ALSO EXCEPTING THEREFROM that portion of the above described 100.00 foot wide strip of land lying Northwesterly of the Southeasterly line of land of the Southern Pacific Company.

SECTION 34: Lots 8 thru 16, Block 45, TOWNSHIP OF WORDEN

In Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SECTION 19: That portion of the W1/2 of Section 19, lying Southerly and Westerly of the Klamath Straits as presently located and constructed.

ALSO EXCEPTING any portion lying within the Klamath Straits Drain Enlargement Unit No. K-5 as described in book M76 at page 4636, Deed Records, dated December 2, 1975, recorded April 2, 1976, more particularly described as follows:

A strip or parcel of land in said Section 19, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Said parcel having a uniform width of 50.0 feet, where measurable at right angles, and lying Northeasterly of, adjacent to and parallel with, the arc of a curve as said arc is described in Parcel 1 of Book M76 at page 4636, Deed Records.

SECTION 30: The W1/2

SECTION 31: The W1/2

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record on request of Mountain Title Co the 30th day
of Dec. A.D. 1983 at 11:31 o'clock A.M., and duly recorded in Vol. 893
of Deeds on Page 35402

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE \$45.00